

FOR SALE OR LEASE

PRIME RETAIL / WAREHOUSE

425 ROUTE 46 W. FAIRFIELD NJ 07004



DRONE VIDEO

32,840 SF AVAILABLE



FACTS

- 32,840 sf on 2.23 Acres
- 1,600 sf mezzanine with 1,600 sf office space below
- 77 Parking spaces
- 1 Loading Dock
- Front Portion (25%of building) - 13' clear and 15'4' to the deck
- Rear Portion (75% of building) - 16' clear and 18'4" to the deck
- Finished ceiling height is 10' throughout
- 600 amp electrical service
- Climate Controlled - 50 tons HVAC to be replaced by owner
- New roof to be installed by owner
- Building to be delivered vacant

PLEASE DO NOT CONVERSE WITH CURRENT EMPLOYEES

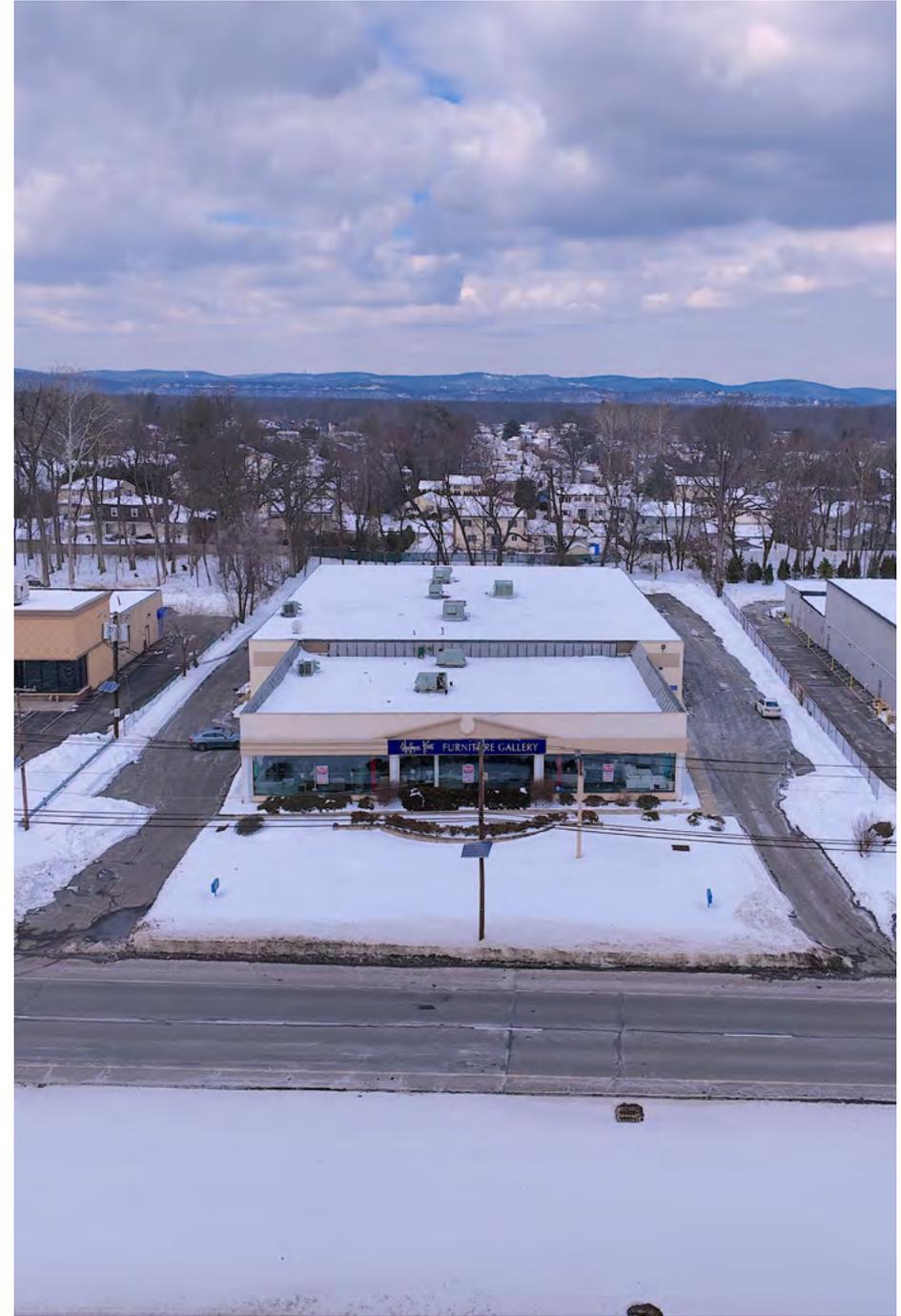
SEEKING

- Offices
- Retail Sales
- Warehousing
- Auto/Collision Repair
- Wholesale Supply Business
- Self Storage
- Veterinary Hospital & Clinics
- Studios/Sports Instructional Use
- Retail showroom and Warehouse
- Recreational Use/Fitness/Training
- Contractor Showroom and Warehouse

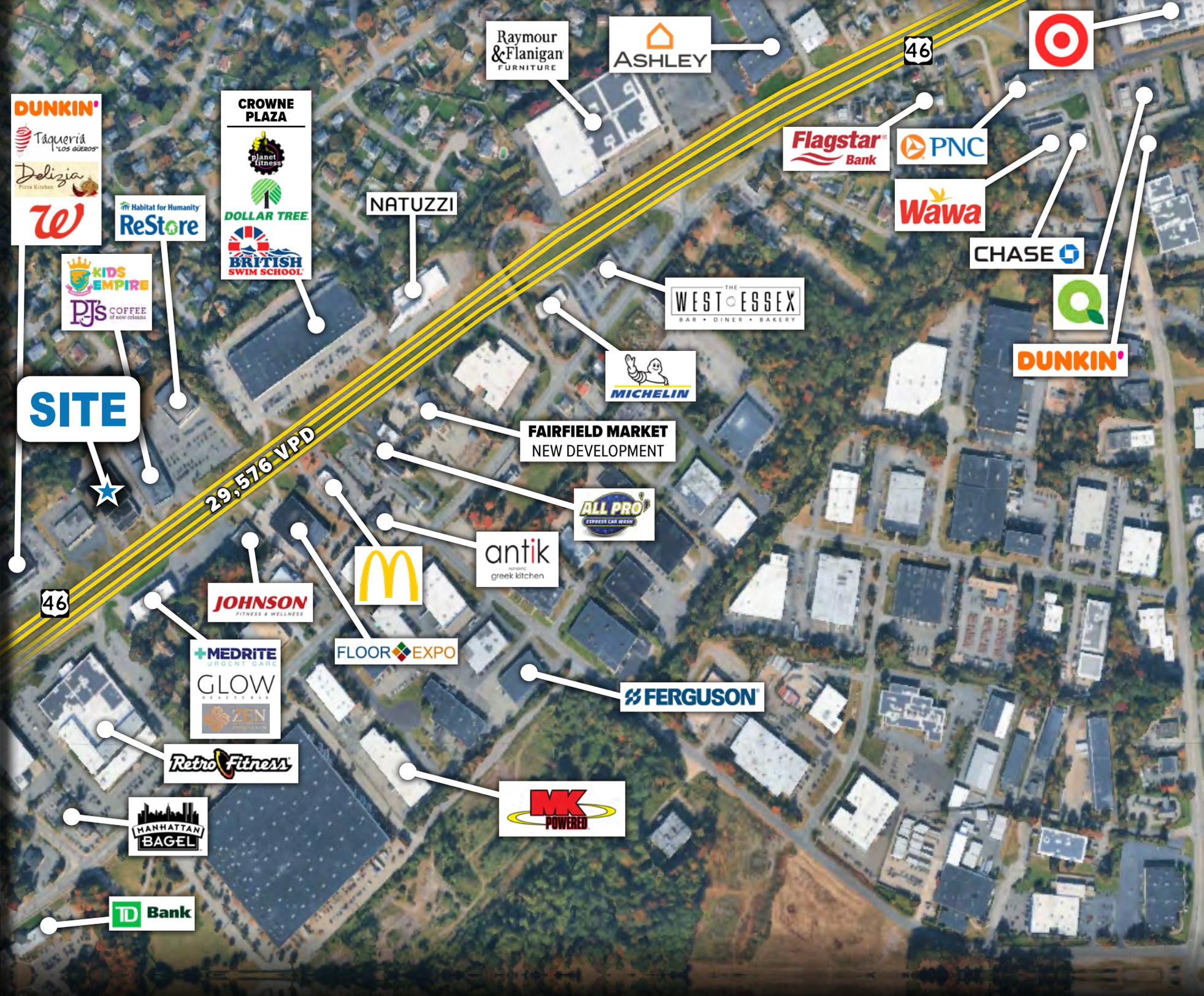
DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	7-MILE
2025 Population	43,456	177,153	466,115
2030 Population Projection	43,622	178,434	468,612
Change (%)	0.08%	0.14%	0.11%
HOUSEHOLDS	3-MILE	5-MILE	7-MILE
2025 Households	16,577	65,445	169,375
2030 Households Projection	16,795	66,392	171,706
HOUSEHOLD INCOME	3-MILE	5-MILE	7-MILE
2025 Average HH Income	\$191,924	\$192,296	\$178,590

PRICING: CALL FOR QUOTE



MARKET AERIAL



SITE

29,576 VPD

46

46

TD Bank

MANHATTAN BAGEL

Retro Fitness

MEDRITE URGENT CARE
GLOW
ZEN

JOHNSON FITNESS & WELLNESS

FLOOR EXPO



antik greek kitchen

ALL PRO EXPRESS CAR WASH

FAIRFIELD MARKET NEW DEVELOPMENT

MICHELIN

THE WEST ESSEX BAR • DINER • BAKERY

DUNKIN'

CHASE

Wawa

PNC

Flagstar Bank



ASHLEY

Raymour & Flanigan FURNITURE

CROWN PLAZA
Planet Fitness
DOLLAR TREE
BRITISH SWIM SCHOOL

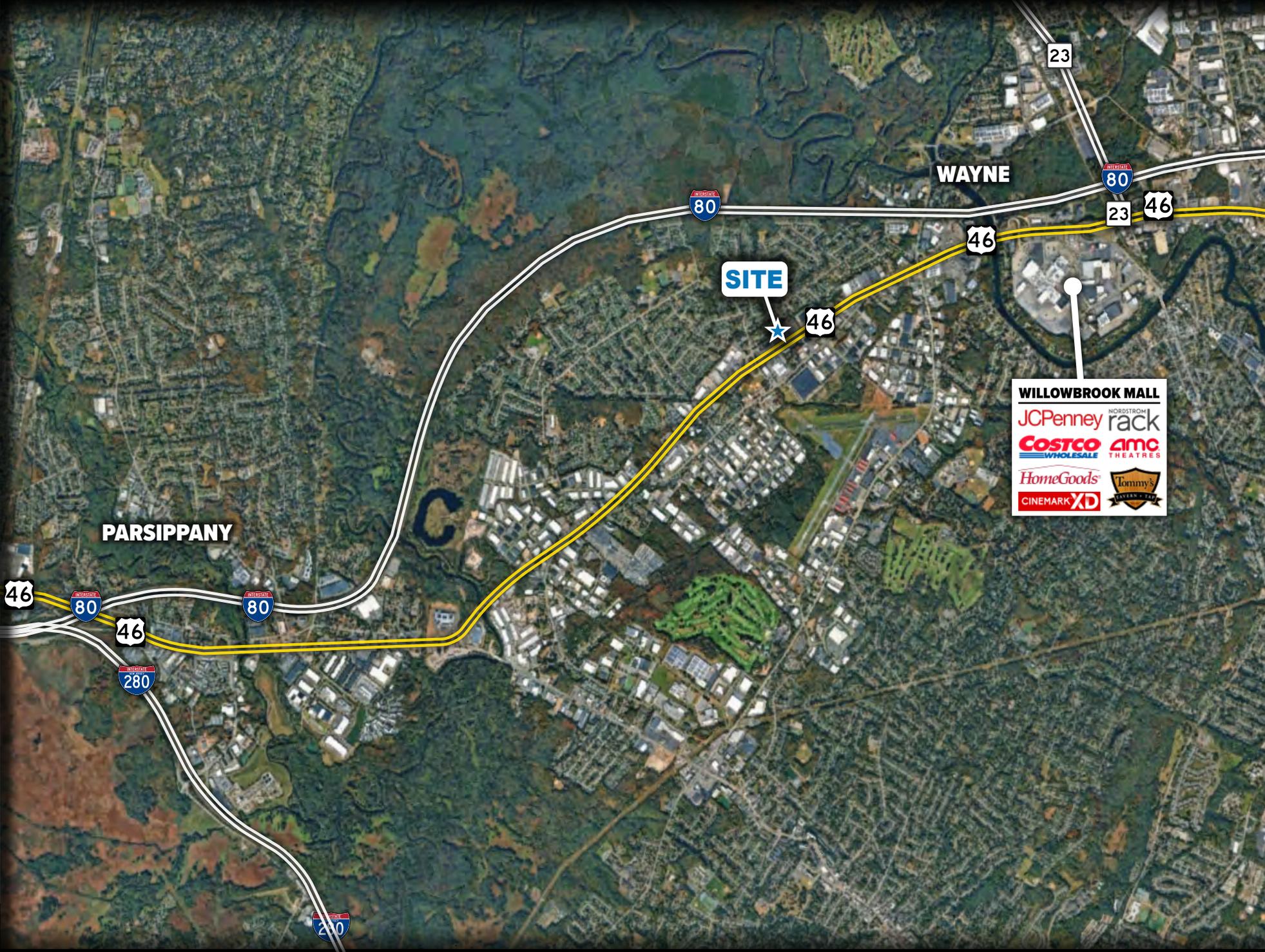
Habitat for Humanity ReStore

KIDS EMPIRE
PJs COFFEE of new orleans

DUNKIN'
Taqueria Los Azules
Delizia Pizzeria
W



REGIONAL ACCESSIBILITY



SITE

WAYNE

PARSIPPANY

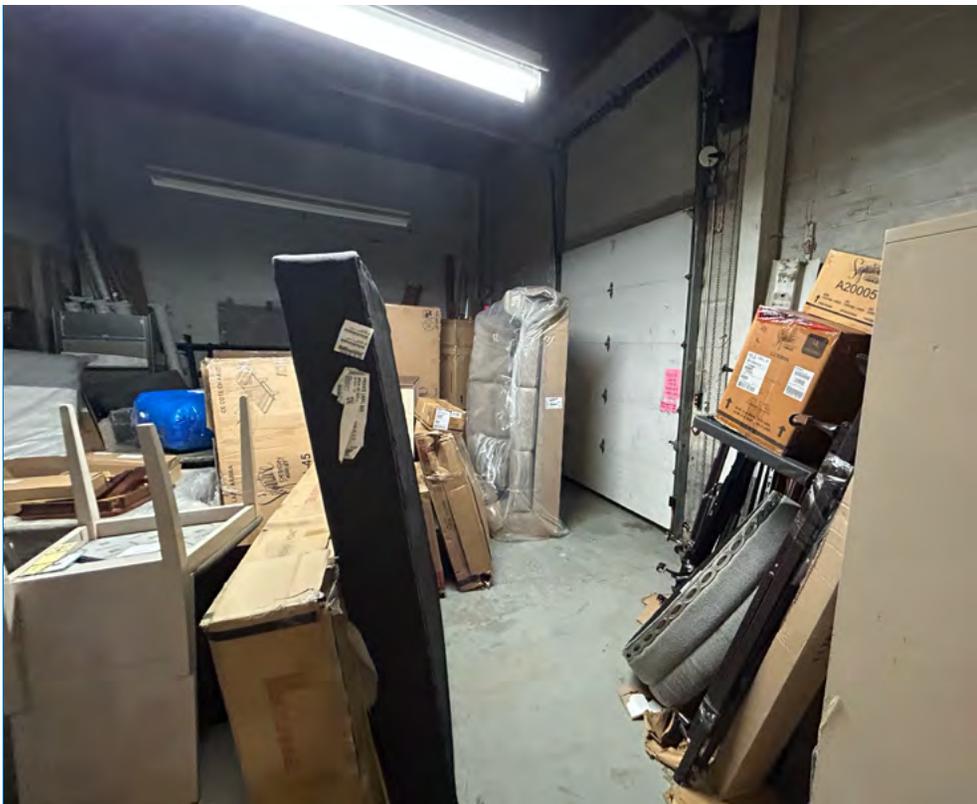
WILLOWBROOK MALL
JCPenney NORDSTROM rack
Costco WHOLESALE **amc** THEATRES
HomeGoods **Tommy's**
CINEMARK **XD** DAVERN & TAYLOR



EXTERIOR PHOTOGRAPHY



INTERIOR PHOTOGRAPHY







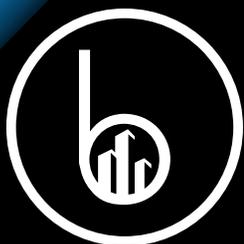
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